

EXHIBIT "A"
LEGAL DESCRIPTION
BEFORE LOT LINE ADJUSTMENT

REAL PROPERTY IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1: 6310-008-012

PARCEL 7 OF PARCEL MAP NO. 24894, IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 286, PAGES 46, 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

LOT 2: 6310-008-013

PARCEL 8 OF PARCEL MAP NO. 24894, IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 286, PAGES 46, 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

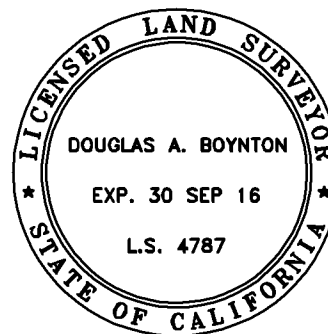
LOT 3: 6310-008-

THAT PORTION OF LOTS 40 AND 47 CONVEYED TO THE LOS ANGELES & SALT LAKE RAILROAD COMPANY IN THE DEED RECORDED IN BOOK 17917, PAGE 104, OFFICIAL RECORDS, AND AS DESCRIBED IN THAT CERTAIN CORRECTIVE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2014

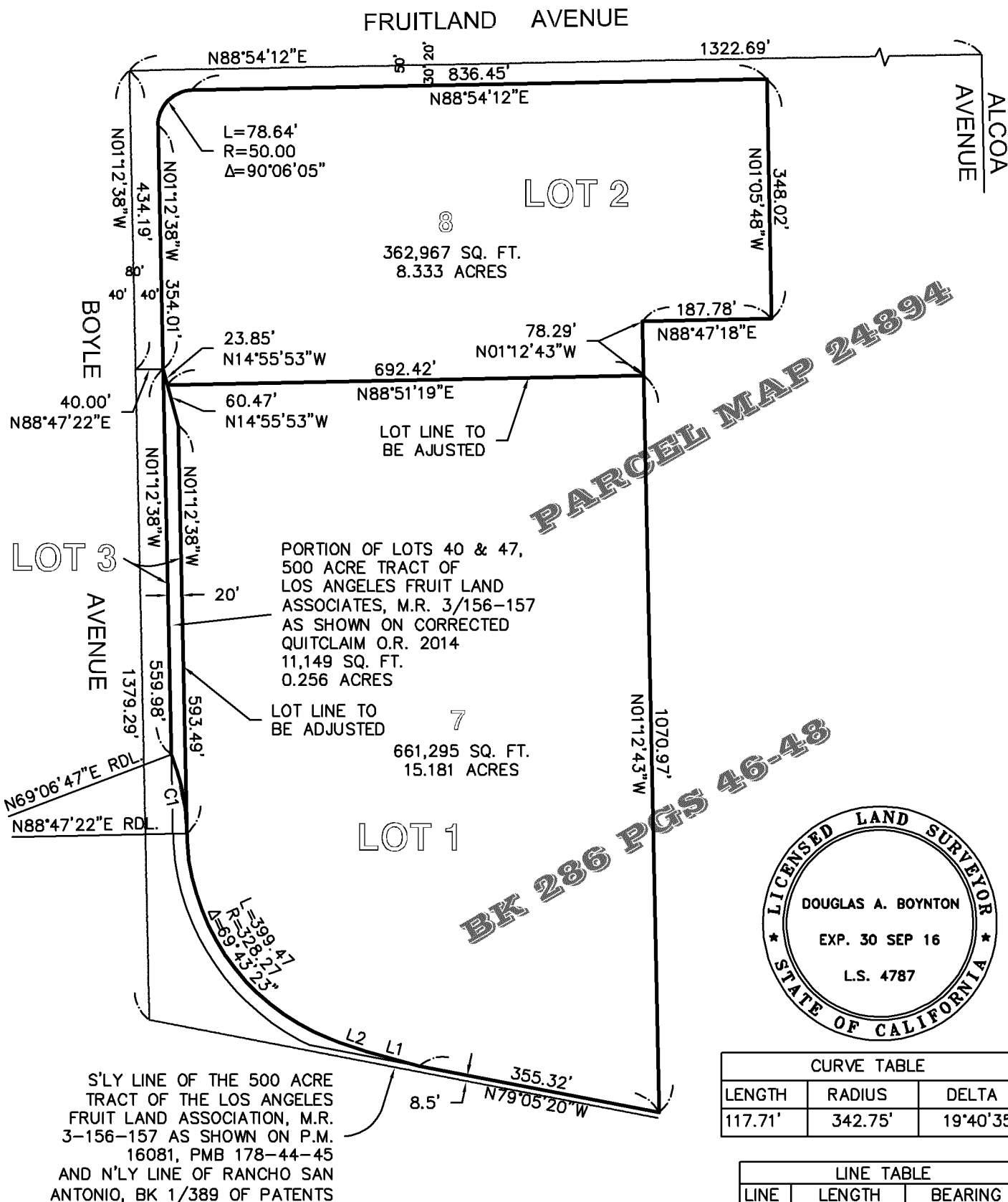
IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

Prepared by:

Douglas Boynton, PLS4787
(562) 426-6464
November 12, 2014



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BEFORE LOT LINE ADJUSTMENT



CURVE TABLE		
LENGTH	RADIUS	DELTA
117.71'	342.75'	19°40'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.32'	N74°54'40"W
L2	41.69'	N70°56'01"W

EXHIBIT "B"

LEGAL DESCRIPTION

AFTER LOT LINE ADJUSTMENT

REAL PROPERTY IN THE CITY OF VERNON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 7 AND PARCEL 8 OF PARCEL MAP 24894 AS SHOWN ON MAP RECORDED IN BOOK 286, PAGES 46 THROUGH 48 OF PARCEL MAPS AND A PORTION OF LOTS 40 AND 47 OF THE 500 ACRE TRACT OF LOS ANGELES FRUIT LAND ASSOCIATES AS SHOWN MAP RECORDED IN BOOK 3, PAGES 156 AND 157 OF MISCELLANEOUS RECORDS, BOTH IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

LOT A:

COMMENCING AT THE CENTERLINE INTERSECTION OF FRUITLAND AVENUE AND BOYLE AVENUE AS SHOWN ON SAID PARCEL MAP 24894, THENCE, SOUTHERLY ALONG THE CENTERLINE OF SAID BOYLE AVENUE, SOUTH $01^{\circ}12'38''$ EAST, 844.35 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE, NORTH $88^{\circ}47'22''$ EAST, 40.00 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH $88^{\circ}51'19''$ EAST, 698.09 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 7, SAID POINT ALSO BEING HEREINAFTER DESCRIBED AS POINT "A"; THENCE, SOUTHERLY ALONG SAID EAST LINE, SOUTH $01^{\circ}12'43''$ EAST, 683.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 7; THENCE, NORTHWESTERLY AND NORTHERLY ALONG THE VARIOUS COURSES OF SAID PARCEL 7, NORTH $79^{\circ}05'20''$ WEST, 355.32 FEET; THENCE, NORTH $74^{\circ}54'40''$ WEST, 80.32 FEET; THENCE, NORTH $70^{\circ}56'01''$ WEST, 41.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 328.27 FEET; THENCE, NORTHERLY ALONG SAID THROUGH A CENTRAL ANGLE OF $69^{\circ}43'23''$, AN ARC LENGTH OF 399.47 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 342.75 FEET; THENCE, LEAVING THE WESTERLY LINE OF SAID PARCEL 7, NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF $19^{\circ}40'35''$, AN ARC LENGTH OF 117.71 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE; THENCE, NORTHERLY ALONG SAID EAST LINE, NORTH $01^{\circ}12'38''$ WEST, 149.82 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 402,216 SQ.FT., 9.234 ACRES MORE OR LESS.

LOT B:

COMMENCING AT THE CENTERLINE INTERSECTION OF FRUITLAND AVENUE AND BOYLE AVENUE AS SHOWN ON SAID PARCEL MAP 24894, THENCE, SOUTHERLY ALONG THE CENTERLINE OF SAID BOYLE AVENUE, SOUTH $01^{\circ}12'38''$ EAST, 434.19 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE, NORTH $88^{\circ}47'22''$ EAST, 40.00 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH $88^{\circ}51'19''$ EAST 698.08 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 8; THENCE, SOUTHERLY ALONG THE EAST LINES OF SAID PARCEL 8 AND PARCEL 7, SOUTH $01^{\circ}12'43''$ EAST, 410.16 FEET TO A POINT HEREINBEFORE DESCRIBED AS POINT "A"; THENCE, SOUTH $88^{\circ}51'19''$ WEST, 698.09 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE; THENCE, NORTHERLY ALONG SAID EAST LINE, NORTH $01^{\circ}12'38''$ WEST, 410.16 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 286,328 SQ.FT., 6.573 ACRES MORE OR LESS.

EXHIBIT "B"
LEGAL DESCRIPTION CONTINUED
AFTER LOT LINE ADJUSTMENT

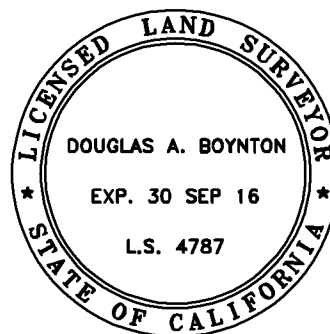
LOT C:

COMMENCING AT THE CENTERLINE INTERSECTION OF FRUITLAND AVENUE AND BOYLE AVENUE AS SHOWN ON SAID PARCEL MAP 24894, THENCE, SOUTHERLY ALONG THE CENTERLINE OF SAID BOYLE AVENUE, SOUTH 01°12'38" EAST, 434.19 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE, NORTH 88°47'22" EAST, 40.00 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 88°51'19" EAST 698.08 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 8; THENCE, ALONG THE VARIOUS COURSES OF SAID PARCEL 8, NORTH 01°12'43" WEST, 55.13 FEET; THENCE, NORTH 88°47'18" EAST, 187.78 FEET; THENCE, NORTH 01°05'48" WEST, 348.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 8; THENCE, CONTINUING ALONG THE VARIOUS COURSES OF SAID PARCEL 8, SOUTH 88°54'12" WEST, 836.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'05", AN ARC LENGTH OF 78.64 FEET TO A POINT ON THE EAST LINE OF SAID BOYLE AVENUE; THENCE, SOUTHERLY ALONG SAID EAST LINE, SOUTH 01°12'38" EAST, 354.01 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 346,863 SQ.FT., 7.963 ACRES MORE OR LESS.

Prepared by:

Douglas Boynton, PLS4787
(562) 426-6464
November 12, 2014





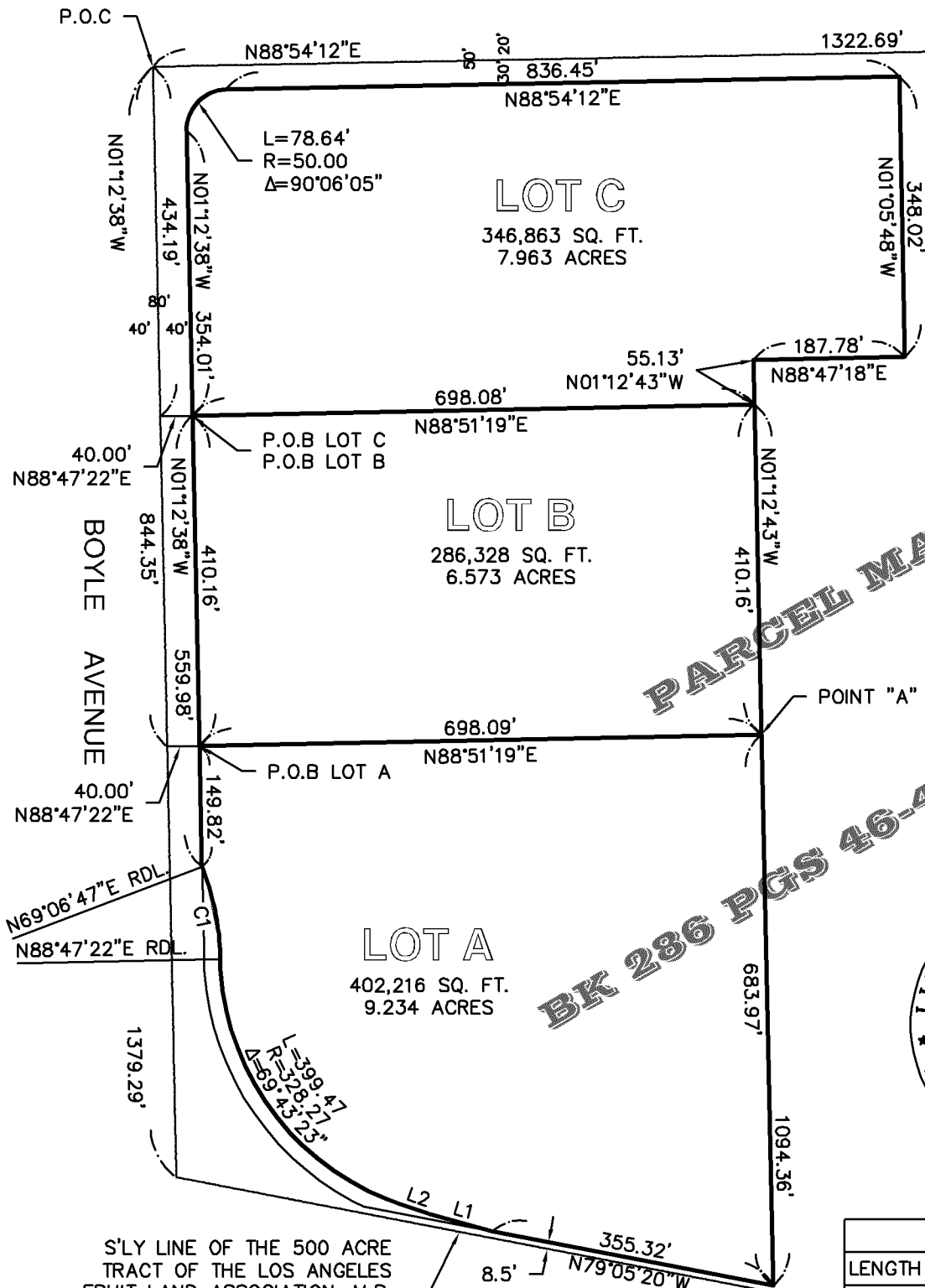
SCALE 1" = 200'

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AFTER LOT LINE ADJUSTMENT

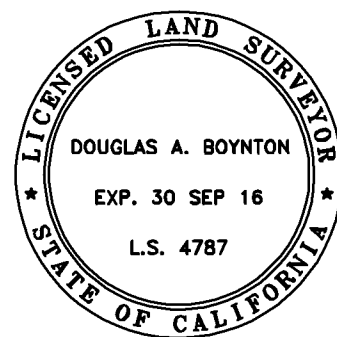
FRUITLAND AVENUE

ALCOA AVENUE



PARCEL MAP 24894

BK 286 PGS 46-48



S'LY LINE OF THE 500 ACRE TRACT OF THE LOS ANGELES FRUIT LAND ASSOCIATION, M.R. 3-156-157 AS SHOWN ON P.M. 16081, PMB 178-44-45 AND N'LY LINE OF RANCHO SAN ANTONIO, BK 1/389 OF PATENTS

CURVE TABLE		
LENGTH	RADIUS	DELTA
117.71'	342.75'	19°40'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.32'	N74°54'40"W
L2	41.69'	N70°56'01"W